

**Continuance of A-6195
(Retroactive Special Permit Request)
Mr. & Mrs. Evgeny Bakhtin,
204 Primrose Street**

Maintain a concrete garage apron that was widened
and that measures twenty seven feet, four inches
(27'-4") in width in the rear (southwest)
yard of the property.

**CHEVY CHASE VILLAGE
BOARD OF MANAGERS
NOVEMBER 13, 2012 MEETING
STAFF INFORMATION REPORT**

TO: BOARD OF MANAGERS
FROM: ELLEN SANDS, PERMITTING AND CODE ENFORCEMENT COORDINATOR
DATE: 11/8/2012
SUBJECT: HEARING OF CASE NO. A-6195 RETROACTIVE SPECIAL PERMIT REQUEST-CONTINUED
MR. & MRS. EVGENY BAKHTIN, 204 PRIMROSE STREET
MAINTAIN A CONCRETE GARAGE APRON THAT WAS WIDENED AND THAT MEASURES
TWENTY-SEVEN FEET, FOUR INCHES (27'-4") IN WIDTH IN THE REAR YARD OF THE
PROPERTY.

NOTICE REQUIREMENTS: Abutting Owners; Public Notice

APPLICABLE CHEVY CHASE BUILDING REGULATION:

The Chevy Chase Village Code § 8-26 states:

Any driveway on private property may not exceed fifteen (15) feet in width without a special permit from the Board of Managers, except that the apron in front of a two-car garage may extend the full width of the two-car garage, provided that such apron does not exceed twenty (20) feet in length.

APPLICABLE COVENANTS:

Covenants are not applicable for Special Permits authorized by Section 8-26 of the Village Code.



Figure 1: View of the garage and apron in the rear (southwest) yard.



Figure 2: View of the portion of the apron (lighter in color) that was installed and that extends an additional five feet, eight inches (5'-8") further to the northwest (left) side than the original apron. The joint of the newly installed concrete is visible in the photo (see plan provided by Applicants).

FACTUAL AND BACKGROUND INFORMATION:

This case was initially heard at the September 10, 2012 Board meeting. At that meeting, in response to concerns raised that notices had not been received and that the widened apron had caused storm water run off issues at the abutting property to the northwest (202 Primrose Street), the Board directed staff to re-notice the appeal; to reach out to the abutting property owners; and to observe the abutting properties for evidence of storm water run off from the widened apron and to continue the case to the October 8, 2012 Board meeting. Neither the Applicants nor the Applicants' representative were able to attend that meeting, so the case has been continued to the November 13, 2012 meeting.

The Code allows that the apron in front of a two-car garage may extend the full width of the two-car garage.

Prior to the widening of the garage apron, the apron in front of the existing two-car garage exceeded the width of the garage by one (1) foot, measuring twenty-one feet, eight inches (21'-8") in width.

The Applicants widened the garage apron by adding an additional section measuring five feet, eight inches (5'-8").

Staff spoke with the resident at 109 Summerfield Road who confirmed that he had received the notice. This resident stated that he had no objection to the widened apron (see enclosed email).

Staff spoke with the resident at 202 Primrose Street who stated that she did not have complaints about stormwater run off caused by the apron (see enclosed email).

Staff visited the abutting properties and in particular requested permission to enter the premises at 202 Primrose Street. Staff took photographs (enclosed) and did not observe any evidence of water run off issues (no evidence of: eroded water channels; misplaced mulch; or soil sediment).



Figure 3: View looking southwest towards the rear yard of 204 Primrose Street. The widened garage apron is on the other side of this fence.



Figure 4: View towards the southwest corner of 202 Primrose Street, looking towards the rear yard of 204 Primrose Street.



Figure 5: View looking south along the south property line of 202 Primrose Street towards the north side yard of 204 Primrose Street.

To date there have been four emails received from two abutting and confronting neighbors (enclosed) regarding the request. One resident states that they do not object to the widened apron. One states that they have not experienced water run off as a result of the widened apron but that (in a second email) the ongoing work at the subject property has been disruptive. The third resident states that the ongoing construction at the property has been disruptive and that the writer believes there are outstanding Code violations at the property.

Applicable Fees: Special Permit Fee: \$300.00; Building Permit Application for Driveways and Features at Grade: \$30. Total: \$380.00

OTHER INFORMATION:

The Applicants had previously obtained a Village building permit to enlarge the front stoop and steps. They have also undertaken replacement of the paving tiles on the existing rear patio, which did not require a Village permit. In the course of those projects, two new walkways and the additional apron were installed without obtaining the applicable permits. The walkways are compliant with the Village code.

RELEVANT PRECEDENTS:

Many of the precedents related to driveway special permit requests involve requests for circular driveways (which have more than one pair of curb cuts), requests for "turnarounds", or requests for driveways wider than the allowable fifteen (15) feet on private property. This request is to maintain a driveway apron that was widened without the applicable permit and that exceeds the width of the two car garage. The most relevant precedents therefore are as follows: On November 9, 1999, Ms. Susan Gallagher and Mr. Michael Williams of 21 East Melrose Street were granted permission to **expand** an existing driveway an additional fifteen (15) feet, increasing the total width of the driveway to forty-five (45) feet at the property line. In September 2010, Mr. & Mrs. Stephen C. Conley of 9 West Lenox Street were granted a special permit to **replace and expand** an existing gravel driveway with a paver driveway. The proposed apron and turnaround area were located on private property and have a maximum width of fifty-four (54) feet. Other recent driveway special permits include: on July 11, 2011, Laura Billings and David O'Neil were granted permission to **replace** an existing concrete driveway with a brick driveway that measured a maximum of sixteen (16) feet in width in the Kirkside Drive public right-of-way and to **replace** an existing concrete driveway with a brick driveway that measured a maximum of twenty (20) feet in width on private property. On June 9, 2012 Mr. & Mrs. Alvin Schall of 103 Grafton Street were granted permission to **widen** an existing driveway to a maximum width of sixteen (16) feet.

FINDINGS REQUIRED:

1. That the proposed special permit is authorized by the Village building regulations.
2. That the proposed special permit will not adversely affect the public health, safety or welfare nor the reasonable use of the adjoining properties.
3. That the proposed special permit can be granted without substantial impairment of the purpose and intent of the Village building regulations.

Draft Motion

I move to direct staff to draft a decision **APPROVING/DENYING** the special permit request in case A-6195, based on the findings that ...

**CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING**

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 13th day of November, 2012 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-6195-continued
MR. & MRS. EVGENY BAKHTIN
204 PRIMROSE STREET
CHEVY CHASE, MARYLAND 20815**

The applicants seek a retroactive special permit pursuant to Section 8-11 of the Chevy Chase Village Code to maintain a concrete garage apron that was widened and that measures twenty-seven feet, four inches (27'-4") in width in the rear (southwest) yard of the property.

The Chevy Chase Village Code § 8-26 states:

Any driveway on private property may not exceed fifteen (15) feet in width without a special permit from the Board of Managers, except that the apron in front of a two-car garage may extend the full width of the two-car garage, provided that such apron does not exceed twenty (20) feet in length.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.


This notice was mailed to abutting and confronting property owners on the 1st day of November, 2012.

**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**

MAILING LIST FOR APPEAL A-6195-CONTINUED

**MR. & MRS. EVGENY BAKHTIN
204 PRIMROSE STREET
CHEVY CHASE, MD 20815**

Adjoining and confronting property owners	
Mr. & Mrs. Tom Loughney Or Current Resident 203 Primrose Street Chevy Chase, MD 20815	Ms. Cindy I. George & Mr. Thomas H. Jackson Or Current Resident 205 Primrose Street Chevy Chase, MD 20815
Mr. & Mrs. Gerard Martin Or Current Resident 202 Primrose Street Chevy Chase, MD 20815	Mr. & Mrs. Ivo J. Spalatin Or Current Resident 206 Primrose Street Chevy Chase, MD 20815
Ms. Maureen A. Delaney & Mr. William F. Ryan Or Current Resident 107 Summerfield Road Chevy Chase, MD 20815	Ms. Juliet Drake & Mr. William W. McClure Or Current Resident 109 Summerfield Road Chevy Chase, MD 20185
Mr. & Mrs. Anthony Cullinane Or Current Resident 111 Summerfield Road Chevy Chase, MD 20815	Mr. & Mrs. W. Alan Shearer Or Current Resident 113 Summerfield Road Chevy Chase, MD 20185
Mr. Christopher J. Stephens Or Current Resident 6318 Western Avenue Chevy Chase, MD 20815	


I hereby certify that a public notice was mailed to the aforementioned property owners on the 1st day of November, 2012.

**Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815**



November 1, 2012

Mr. & Mrs. Evgeny Bakhtin
204 Primrose Street
Chevy Chase, MD 20815

Dear Mr. & Mrs. Bakhtin:

Please note that the continuance of your request to maintain the apron that was widened on your property is scheduled before the Board of Managers on Tuesday, November 13, 2012 at 7:30 p.m.

Either you or another representative must be in attendance to present your case. At that time, additional documents may be introduced and testimony can be provided in support of the request.

For your convenience, enclosed please find copies of the Public Hearing Notice and mailing list. Please contact the Village office in advance if you are unable to attend.

Sincerely,

Ellen Sands
Permitting and Code Enforcement
Chevy Chase Village

Enclosures

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815

Phone (301) 654-7300

Fax (301) 907-9721

ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

BOARD OF MANAGERS

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DAVID L. WINSTEAD
Board Member

VILLAGE MANAGER

SHANA R. DAVIS-COOK

Chevy Chase Village
**Building Permit Application for
Driveways and Other Features at Grade**

Permit No: **A-6195**

Property Address: 204 PRIMROSE STR. CHEVY CHASE, MD 20815	
Resident Name: ALLA BAKHTINA	
Daytime telephone: 240-483-0150	Cell phone:
After-hours telephone:	
E-mail: ALLA.BAKHTINA@GMAIL.COM	
Primary Contact for Project: <input type="checkbox"/> Resident <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Project Manager <input type="checkbox"/> Contractor* *MHIC/MD Contractor's License No. (required):	
Primary Contact Information: Name: MICHAEL ZLOTNITSKY Daytime telephone: 202-243-8336 After-hours telephone: E-mail: MIKE-2@CNC DISTRIBUTION.COM	
Check all that apply: <input checked="" type="checkbox"/> Driveway (If a new curb cut is required, note additional fee.) <input type="checkbox"/> Walkway <input type="checkbox"/> Patio, terrace, or deck at grade	
Check all appropriate boxes: Feature is: <input type="checkbox"/> new; <input checked="" type="checkbox"/> an enlargement of an existing feature; and/or <input type="checkbox"/> being relocated. <input type="checkbox"/> Feature is a replacement in-kind and in the same location.	
Description of project: CONCRETE PAVEMENT (SEE ENCLOSED DRAWING)	
To be completed by Village staff: Is this property within the historic district? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Staff Initials: ES Date application filed with Village: 8/13/12 Date permit issued: _____ Expiration date: _____	

Guidelines for Building, Replacing and Maintaining Driveways

Village Code states that any person intending to install, replace or alter a driveway, or any material part thereof, must first obtain a Building Permit from the Village office. (Residents within the Historic District must also obtain a Historic Area Work Permit; please contact the Historic Preservation Commission directly.)

Driveways are regulated in three areas: (1) the portion of the driveway located on private property, (2) the portion of the driveway that crosses the public right-of-way, and (3) the driveway apron, which is the portion of the driveway that meets the public street. Please refer to the illustration below for an example of these components.

(1) Driveways on Private Property

Driveways on private property may be installed using any material the resident chooses (although residents within the Historic District must consult with HPC), provided that the driveway does not exceed fifteen feet (15') in width. Village Code allows residents to install a wider garage apron—the section of a driveway just forward of a garage—for two-car garages. The apron in front of a two-car garage may extend the full width of the two-car garage for a distance up to twenty feet (20') from the face of the garage. The Code applies this accommodation only for two-car garages.

(2) Driveways on the Public Right-of-Way

All driveways must cross the public right-of-way to access the street, but where private property ends and the public right-of-way begins ends is not always consistent from street to street, and may even vary from block to block (as discussed above). The first step is to determine where the right-of-way begins in front of your property. Your proposed driveway cannot exceed ten feet (10') in width where the driveway crosses the right-of-way. Also, if your driveway (whether new or replacement) crosses or intersects with a public sidewalk, the sidewalk material must be restored/maintained across the driveway so as to create a continuous public sidewalk of consistent material type.

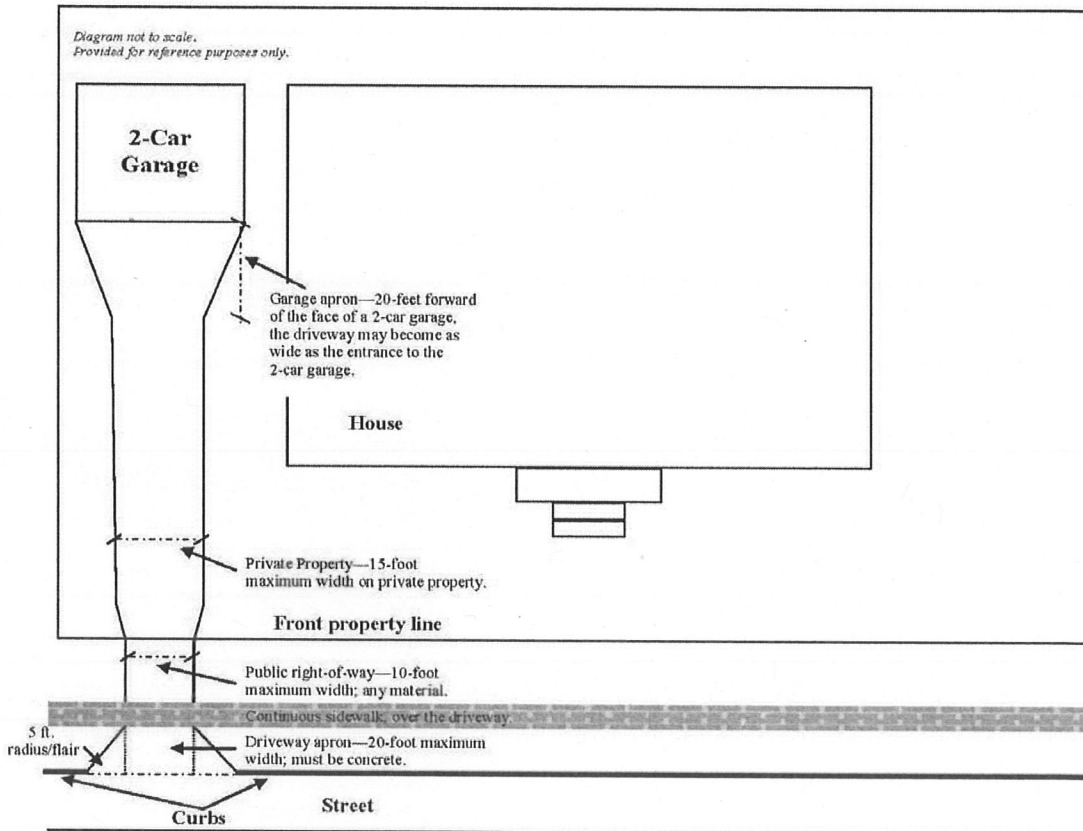
(3) Driveway Aprons

The driveway apron is the portion of the driveway that meets the public street. In addition to the ten foot (10') maximum width of the driveway where the driveway crosses the public right-of-way, the Village Code allows a five foot (5') radius on either side to establish the driveway apron, thereby allowing a maximum width at the curb of twenty feet (20'). While driveways on private property may be installed in any material or color that residents choose, the Village Code specifies that the driveway apron must be installed using concrete in accordance with current Montgomery County standards. Thus, no matter the material used for the driveway itself, the apron must be concrete.

Village Code limits the number of curb cuts permitted per property to one. Accordingly, residents who wish to install a circular driveway will need to request a variance from the Board of Managers.

Unlike other improvements in the public right-of-way, a **License to Use the Public Right-of-Way** is not required to install or replace driveways or driveway aprons. Replacement of a driveway apron is the sole responsibility of the adjoining property owner, not the Village.

Example:



Building Permit Application Filing Requirements

Application will not be reviewed until the application is complete

- ☐ Copy of stamped approved plans from Montgomery County.
- ☒ This application form, signed by resident.
- ☐ Boundary Survey
- ☒ Site Plan (see: Village Site Plan Checklist to ensure completeness) showing exact location of existing and proposed features.
- ☐ Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- ☐ Filing Fee (due at time of application). Fee schedule is listed in Chapter 6 of the Village Code.
- ☐ Damage deposit or performance bond (due when permit is issued). Amount will be set by Village Manager.

Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days. If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed. No signs advertising any service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Applicant's Signature:

Alta Barrow

Date:

8-10-12

For Use By Village Manager	Application approved with the following conditions:

For Use By Village Manager	Application denied for the following reasons:
<div style="border: 2px solid black; padding: 5px; display: inline-block;"> DENIED AUG 13 2012 </div>	<i>Drainage</i>
	<i>The driveway exceeds the maximum</i>
	<i>Allowed width on private property.</i>

Filing Fees (due when application submitted)		Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Permit Filing Fee: <input checked="" type="checkbox"/> \$30.00 (if new, enlarged or relocated) <input type="checkbox"/> \$15.00 (if a replacement in-kind and in the same location) <input type="checkbox"/> \$50.00 for new curb cut. <input type="checkbox"/> \$50.00 for construction in the public right-of-way.		
Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <input checked="" type="checkbox"/> Not required for this project		
TOTAL Fees: <i>\$30.00</i>		Date: <i>8/13/12</i> Staff Signature: <i>[Signature]</i>
Damage Deposit/Performance Bond <input type="checkbox"/> \$ _____ <input type="checkbox"/> Waived by Village Manager		Date: _____ Village Manager Signature: _____

<i>For Village Staff use:</i> Field file for inspections by Code Enforcement Officer has been created: <input type="checkbox"/> Yes (Date: _____)
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Chevy Chase Village

Application for a Special Permit

Chevy Chase Village Code Section 8-1(aa) defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting, or take other action where such permission is required by this Chapter.

Subject Property: 204 Primrose Street	
Describe the Proposed Project: ADDITIONAL CONCRETE PAVEMENT ADDED TO THE EXISTING ONE AT THE GARAGE ENTRANCE.	
Applicant Name(s) (List all property owners): ALLA BAKHTINA	
Daytime telephone: 240-483-0150	Cell:
E-mail:	
Address (if different from property address):	
For Village staff use:	
Date this form received: 8/13/12	Special Permit No: A-6185

Filing Requirements:

Application will not be accepted or reviewed until the application is complete

- ☒ Completed Chevy Chase Village Application for a Special Permit (this form)
- ☒ Completed Chevy Chase Village Building Permit Application
- ☒ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☒ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- ☒ Copy of Covenants, except for special permits authorized by Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code.
- ☒ Applicable special permit fee listed in Chapter 6 of the Village Code.

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: ALLA BAKHTINA

Date: 8-10-12

Applicant's Signature: [Signature]

Date: 8-10-12

Describe the basis for the special permit request (attach additional pages as needed):

Describe the reasons why approval of the special permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:

THE ADDITIONAL PAVEMENT MADE IN FRONT OF THE EXISTING WALKWAY, PREVENTED FROM MUD AND DIRT TO STREAM INTO THE WALKWAY AT STORMY WEATHER TIMES. AT NO WAY THIS LITTLE PAVEMENT ADDITION CAN AFFECT PUBLIC HEALTH.

Describe the reasons why the special permit can be granted without substantial impairment of the intent and purpose of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

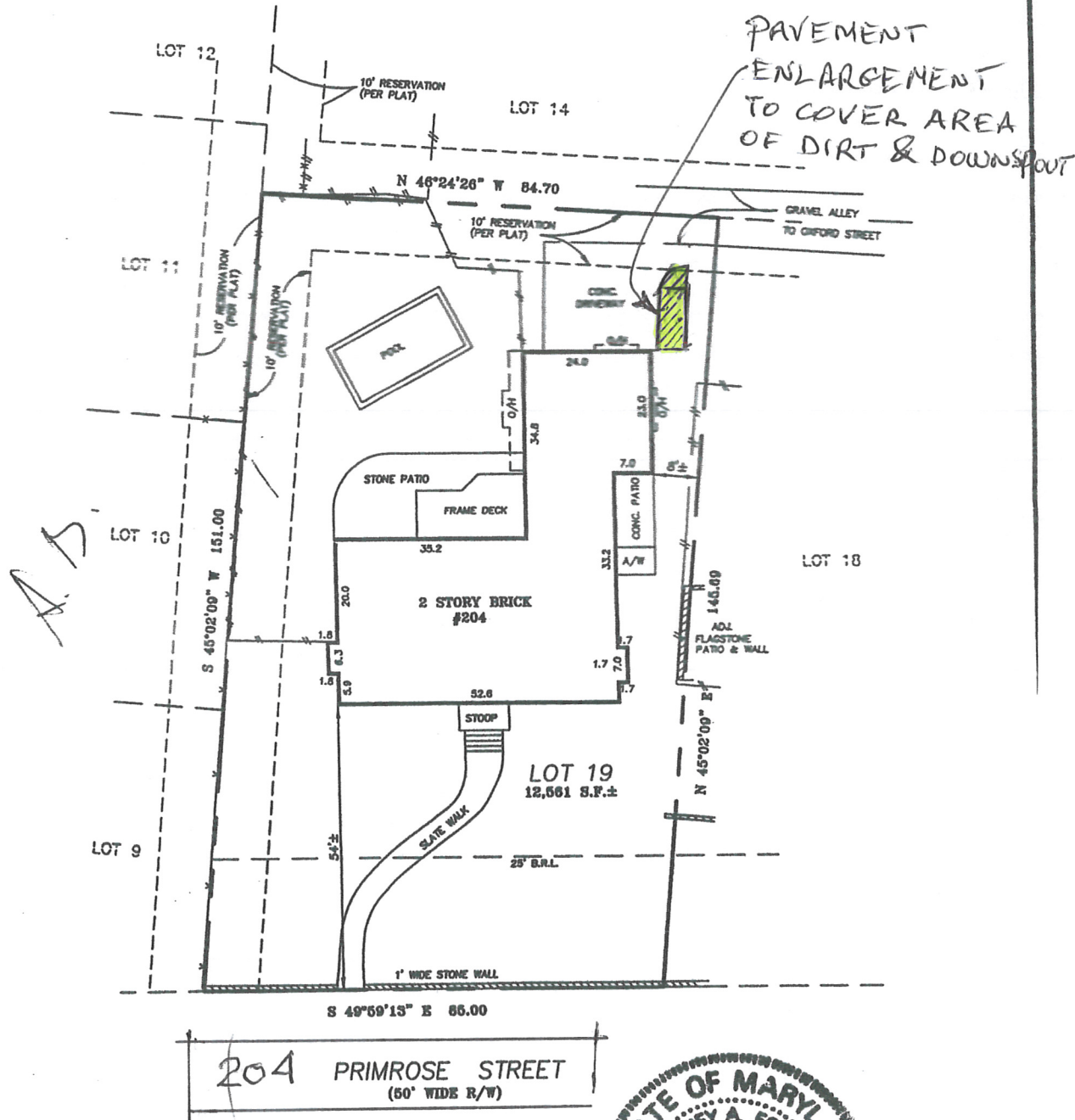
THE SPECIAL PERMIT CAN BE GRANTED WITHOUT SUBSTANTIAL IMPAIRMENT OF THE INTENT DUE TO PURE INTENTION TO PREVENT DIRT RUNNING INTO THE REAR BASEMENT ENTRANCE

In exercising its powers in connection with a special permit request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Special Permit Filing Fees	Checks Payable To: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<i>Per Village Code Sec. 6-2(a)(24):</i> <input checked="" type="checkbox"/> \$300.00 for new construction. <input type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$2,250.00 for demolition of main building. <input type="checkbox"/> \$300.00 for demolition of accessory building or structure. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. Fee Paid: 300.00 check 1026 8/13/12	Date Paid: 8/13/12 Staff Signature: Ellen [Signature]
	Approved to Issue Building Permit per Board Decision Signed by the Board Secretary on: Date: _____ Signature: _____ Village Manager

Notes:

1. Flood zone "X" per H.U.D. panel No. 0455D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot. Fences, if shown, have been located by approximate methods.



LOCATION DRAWING
LOT 19, BLOCK C, SECTION 7
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE

DEEDS/VOL.

CCV Permitting

From: William McClure [williamwmclure@yahoo.com]
Sent: Sunday, September 16, 2012 10:30 PM
To: CCV Permitting
Subject: Re: 204 Primrose Street

I have no objection to the driveway apron.

On Sep 14, 2012, at 9:23 AM, "CCV Permitting" <ccvpermitting@montgomerycountymd.gov> wrote:

Mr. McClure:

I appreciate your comments regarding the special permit request at 204 Primrose Street to maintain the garage apron that was widened and your confirming that you did receive the notice. As follow up to our conversation, would you mind taking a minute to jot me a note to that effect and whether or not you object to the applicants being allowed to maintain the apron?

Our typical process is to notify neighbors and if no objections are received the Board can determine that the lack of objection means neighbors are not opposed to the project. In this case though there were comments made at the meeting that neighbors who were not present do indeed object to the project and so the Board has asked me to reach out to the abutting property owners. I'm sure you can appreciate that it is better to have your response in writing rather than my just saying that you told me you do not object to the widening. I apologize for the imposition. Thanks very much for your time,

Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
Tele. 301-654-7300
FAX 301-907-9721

ccvpermitting@montgomerycountymd.gov
www.chevychasevillagemd.gov

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CCV Permitting

From: roberta5.martin@comcast.net
Sent: Wednesday, September 19, 2012 4:09 PM
To: CCV Permitting
Subject: Re: 204 Primrose Street

I have not noticed any water runoff from the driveway that was put in

Thanks

Roberta Martin

Sent from my Verizon Wireless BlackBerry

From: "CCV Permitting" <ccvpermitting@montgomerycountymd.gov>
Date: Wed, 19 Sep 2012 13:58:04 -0400
To: <roberta5.martin@comcast.net>
Subject: 204 Primrose Street

Ms. Martin:

I am touching base with you to see if you would be comfortable sending me something that says you had not noticed water issues at your property as a result of the apron being widened at 204 Primrose Street? I understand the project in general has been an inconvenience for you, and I'm sorry for that, but there was a statement made at the hearing that the project had caused water run off and erosion at your property, and if that's the case (or not) it would be helpful to have something in writing.

As a heads up, the case was continued to the October monthly meeting, so you will be getting the same hearing notice again this month. Many thanks and apologies for any imposition,

Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
Tele. 301-654-7300
FAX 301-907-9721

ccvpermitting@montgomerycountymd.gov
www.chevychasevillagemd.gov

CCV Permitting

From: Cindy George [cigeorge@verizon.net]
Sent: Thursday, September 27, 2012 10:16 PM
To: CCV Permitting
Subject: FW: 204 Primrose construction

Roberta Martin's e-mail for the Board book.
Tom

From: roberta5.martin@comcast.net [mailto:roberta5.martin@comcast.net]
Sent: Sunday, September 16, 2012 7:09 PM
To: Cindy George
Subject: Re: 204 Primrose construction

Tom
My husband and I have mostly been disturbed by the continual noise of the construction that has been on going almost since we moved to this house with the previous owners also. This recent job has included workers in the morning until evening and often holidays. Trucks have been parked in the front making for congestion on the street. The stone work in the front and the side has involved loud grinding noises with stone dust often on our property. We are very tired of the construction and hope that it has come to an end. It might also be helpful to have some foliage to soften the large entryway.
Thanks for going to the board meeting.
Roberta

Roberta Martin

Roberta Martin, M.S., LCPC

Pastoral Counseling and Consultation Centers of Greater Washington

7003 Piney Branch Rd., NW
Washington, DC 20012
Office: 202.449.3789 Ext. 720
Mobile: 301.908.8110
Email: Roberta5.Martin@comcast.net
www.PastoralCounselingDC.com

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CCV Permitting

From: Cindy George [cigeorge@verizon.net]
Sent: Sunday, September 30, 2012 3:07 PM
To: CCV Permitting
Subject: 204 Primrose construction

To Chevy Chase Village Board of Managers:

My husband and I live directly across the street from 204 Primrose Street. We have experienced continuous construction for over four years from the previous owner and the current owner. However, the construction from the current owner during the last two years has been the most terrible experience since moving here in 1998. With the current construction, we have had large trucks parked in the street continuously that have blocked traffic on Primrose Street and caused difficulty for us and our neighbors to get in and out of our shared driveway. Also, there has been a complete disregard for the noise ordinance even though my husband and I constantly reminded the construction manager(s) of the times when the noise ordinance was in effect. The construction manager's attitude was that he was unconcerned about such matters and stated that he was not the one with the problem. When we told him that if he continued to disregard the noise ordinance we would let him deal with the Chevy Chase police. He replied that we should go ahead and call the police since he was unconcerned.

In general, my husband and I have observed from the construction manager(s) an attitude that they did not have to follow any laws or ordinances set forth by the Chevy Chase Village. We also believe that they did not bother to check with the local ordinances prior to construction like most of the reputable contractors in the area do. As a result, my husband and I believe that they have violated the ordinance code 8-25 for storm water runoff and the 35% limits for the lot coverage of the house with respect to the size of the lot.

We believe that retroactive permits for the driveway in the rear, the two walkways at either side of the property and the greatly enlarged front portico should not be allowed when they violate known ordinance code 8-25 and that the construction should be fixed to comply with all ordinances. If the front portico is not removed, then we suggest large evergreens be planted to soften the large portico, since the portico does not seem to fit with other Chevy Chase Village homes.

Cindy George
(M) 301-908-3205
(H) 301-654-7121
cigeorge@verizon.net